

103.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

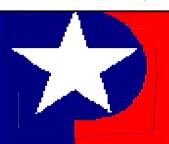
778,600 / 778,600

USE VALUE:

778,600 / 778,600

ASSESSED:

778,600 / 778,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		ARROWHEAD LN, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: FARAHANI MANSOOR S

Owner 2: MIRAGHAEI ASSIEH

Owner 3:

Street 1: 2150 N CENTRAL RD

Street 2: APT 504

Twn/City: FORT LEE

St/Prov: NJ Cntry: Own Occ: N

Postal: 07024 Type:

## PREVIOUS OWNER

Owner 1: SIMEONE ROSALIE -

Owner 2: LIFE ESTATE -

Street 1: 15 ARROWHEAD LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 9,635 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2154 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9635		Sq. Ft.	Site		0	70.	0.74	4									496,334						496,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9635.000	281,400	900	496,300	778,600		66519

Total Card	0.221	281,400	900	496,300	778,600	Entered Lot Size
Total Parcel	0.221	281,400	900	496,300	778,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	361.53	/Parcel: 361.5	Land Unit Type:

Parcel ID 103.0-0002-0010.0

!8228!

## PRINT

Date 12/10/20 Time 22:48:20

## LAST REV

Date 08/07/19 Time 15:20:21

mmcmakin

8228

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMEONE ROSALIE	53394-116		8/17/2009		460,000	No	No		
SIMEONE ROSALIE	43952-128		10/25/2004	Family		1	No	No	
	8345-380		4/21/2004	Family		No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2009	275	Manual	1,100					

## ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2019	Mail Update	MM	Mary M
9/13/2018	MEAS&NOTICE	BS	Barbara S
6/1/2009	Measured	189	PATRIOT
11/15/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
8/24/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 19 - Ranch				Full Bath: 1	Rating: Good			648-2935 SCUTTLE HOLE.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall: 8 - Brick Veneer	3%			OthrFix:	Rating:																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1													
Color: GREY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Fppl: 2	Rating: Good			Other													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper													
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2													
Year Blt: 1954	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdict: G10	Fact: .			Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1									
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																	
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%															
Prim Int Wall: 1 - Drywall				Functional:		%															
Sec Int Wall:				Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 4 - Carpet				Override:		%															
Sec Floors:				Total:	18.6	%															
Bsmnt Flr: 12 - Concrete																					
Subfloor:																					
Bsmnt Gar: 2																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100				% AC:																	
Solar HW: NO				Central Vac: NO																	
% Com Wall				% Sprinkled:																	
<b>MOBILE HOME</b>				Make:			Model:			Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>																					
												<b>PARCEL ID</b> 103.0-0002-0010.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
A2	WOOD SHD	D	Y	1	10X12	A	GD	2014	7.67	T	3	101			900			900			
More: N	Total Yard Items:	900		Total Special Features:					Total:			900									